



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding R. Jang & Associates Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD, FFT

Introduction

This decision is in respect of the tenants' application for dispute resolution under the *Residential Tenancy Act* (the "Act"). The tenants sought compensation for the return of their security deposit pursuant to section 38 of the Act, and compensation for the filing fee pursuant to section 72 of the Act.

A dispute resolution hearing was convened on January 24, 2019 and the landlord's two agents and the tenant (T.W.) attended, were given a full opportunity to be heard, to present testimony, to make submissions, and to call witnesses. The parties did not raise any issues in respect of the exchange and service of documentary evidence.

Settlement Agreement

After the parties testified and made submissions, the opportunity for settlement arose.

Section 63 of the Act permits me to assist the parties or offer the parties an opportunity to settle their dispute. If the parties settle their dispute during the hearing, I record the settlement in the form of a decision or an order.

The terms of the settlement are as follows:

1. the landlord will pay to the tenants the amount of \$700.00 in full settlement of this dispute; and,
2. the landlord and tenant agree that this settlement concludes all present and future actions between the parties in respect of the tenancy.

As the outcome was achieved through settlement, I decline to award recovery of the filing fee to the applicants.

Conclusion

I hereby order the parties to comply with the terms of the settlement agreement as set out above.

In support of this settlement agreement, I grant the tenants a monetary order in the amount of \$700.00. Pursuant to section 71(1) of the Act, the landlord will be considered served with the above-noted monetary order on the date that it receives this decision.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under section 9.1(1) of the Act.

Dated: January 24, 2019

Residential Tenancy Branch